

TOWN OF DAVIE TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark A. Kutney, AICP, Development Services Director / (954) 797-1101
Prepared by: Christopher M. Gratz, Planner II

SUBJECT: Site Plan, SP 1-1-03 Brookside, Miller, Legg & Associates, Inc. /Centex Homes Inc., 6800 Griffin Road, Generally located on the east side of SW 70 Avenue (Viele Road), south of Griffin Road.

AFFECTED DISTRICT: District 2

TITLE OF AGENDA ITEM: SP 1-1-03 Brookside, 6800 Griffin Road (Griffin Corridor District, West Gateway Use Zone 1 and A-1)

REPORT IN BRIEF: The applicant requests site plan approval for the 28.846 acres site, generally located on the east side of SW 70 Avenue (Viele Road), south of Griffin Road. The proposal is for two (2) commercial structures, 162 multi-family condominiums, landscaping, and parking. The commercial structures are two (2) stories; one (1) of the buildings is mixed-use, and the other building is for office use only. Retail, general services, studio and personal services uses are not permitted, as the Griffin Corridor regulations only allow these uses on the first floor of a three (3) story building in the West Gateway Use Zone 1. The multi-family condominium component consists of nine (9) eight-unit buildings, and nine (9) ten-unit buildings. There are 36 two (2) bedroom units and 126 three (3) bedroom units. It is noted that the historic Viele family residence near the corner of SW 70 Avenue and Griffin Road is being moved to the Old Davie School site for preservation.

The site plan shows no access to SW 70 Avenue. Access to commercial building #1 and to the residential portion of the development is via a 40' ingress/egress on to Griffin Road. Access to commercial building #2 and to the residential portion of the development is via a 20' ingress opening on Griffin Road. Provided are 97 parking spaces for the commercial structures. Each multi-family condominium unit has a one (1) car garage and there is a total of 430 (404 required, 162 garage spaces) parking spaces being provided.

PREVIOUS ACTIONS: None.

CONCURRENCES: At the August 12, 2003, Site Plan Committee meeting, Vice-Chair Evans made a motion, seconded by Ms. Aitken, to approve based on the planning report and the following stipulated items (Motion carried 5-0):

1. On the residential units, move the air conditioning units towards the street side of the building and increase the landscaping on those internal courtyards with shade ground materials.

Item No.

4.25

2. In the garages, move the hot water heaters at least off the floor or out of the garages and remove the bollards in each garage.
3. In the one garage that has the stairs encroaching, make sure that there is clear room for a car to park in that garage.
4. Remove the roof over the breakfast area of the eight-unit building at the motor court side of the building.
5. On the commercial elevations, add decorative louvers to the fronts and rears of the large gables.
6. Mark the crosswalks in the roadways between sidewalks.
7. Change the four foot of wood Royal Palms at the entrance to eight foot of wood and substitute the Laurel Oaks for Live Oaks throughout.
8. Add shutters to the windows and lights at the doors on the back side (facing south) of the office buildings.

FISCAL IMPACT: None

RECOMMENDATION(S): Staff finds the subject application complete and suitable for transmittal to the Site Plan Committee and Town Council for further consideration. In addition, the following conditions shall be met prior to final site plan approval:

1. Provide a phasing plan which states that no certificate of occupancy for the last three (3) residential structures shall be issued until a building permit is issued for commercial buildings #1 and for #2, unless the property for commercial building #2 is donated to the Town of Davie.
2. Provide a fair share contribution to a fund to be established by the Town of Davie for future placement of the utility lines along Griffin Road underground.

Attachment(s): Site Plan, Planning Report, Land Use Map, Zoning and Aerial Map

Application: SP 1-1-03
Exhibit "A"

Revisions: 8/14/03
Original Report Date: 5/9/03

TOWN OF DAVIE
Development Services Department
Planning and Zoning Division Staff
Report and Recommendation

Applicant Information

<u>Contract Purchaser:</u>	<u>Agent:</u>
Name: Centex Homes, Inc.	Name: Miller, Legg & Associates, Inc.
Address: 8198 Jog Road, Suite 200	Address: 1800 N. Douglas Road, Suite 200
City: Boynton Beach, FL 33437	City: Pembroke Pines, FL 33024
Phone: (561) 536-1031	Phone: (954) 436-7000

Background Information

Date of Notification: August 18, 2003 **Number of Notifications:** 192

Application History: At the June 18, 2003, Town Council meeting, the item was tabled to August 20, 2003, at the request of the applicant to allow time for a meeting with the Florida Department of Transportation, and then revise the proposal accordingly.

Application Request: Site plan approval for Brookside.

Address/Location: 6800 Griffin Road/Generally located on the east side of SW 70 Avenue (Viele Road), south of Griffin Road.

Future Land Use Plan Map Designations: Residential (10 DU/AC), 7.324 gross acres
Residential (5 DU/AC), 17.063 gross acres
Residential (1 DU/AC), 5.768 gross acres

Existing Density: 5.65 DU/AC (163 dwelling units)

Proposed Density: 5.62 DU/AC (162 dwelling units)

Zoning: A-1, Agricultural District and Griffin Corridor District (West Gateway Use Zone 1)

Existing Use: Five (5) one (1) story structures and a defunct orange grove

Proposed Use: Two (2) commercial structures and 162 multi-family condominium units

Parcel Size: 28.846 acres (1,256,511 square feet)

	<u>Surrounding Uses:</u>	<u>Surrounding Land Use Plan Map Designations:</u>
North:	Single family residences, office building	Residential (10 DU/AC) Regional Activity Center (RAC)
South:	Single family dwellings	Residential (1 DU/AC)
East:	Old Davie School, multi-family dwellings	Regional Activity Center (RAC)
West:	Single family dwellings	Residential (1 DU/AC) Residential (3 DU/AC)

Surrounding Zoning:

North:	Griffin Corridor District (West Gateway Use Zone 1)
South:	A-1, Agricultural District
East:	Griffin Corridor District (Downtown Use Zone 2) RM-10, Medium Density Dwelling District
West:	R-3, Low Density Dwelling District and A-1, Agricultural District

Zoning History

Related Zoning History: The 5.187 acres adjacent to Griffin Road was rezoned to Griffin Corridor District (West Gateway Use Zone 1) on February 2, 2000.

Previous Requests on same property: The variance petition, V 5-3-98 Felicella/Viele, which requested four (4) variances to allow the office building at 6900 Griffin Road to become a legal conforming structure, was denied on February 3, 1999 (Motion carried 5-0).

The rezoning petition, ZB 1-2-03, has been submitted concurrently with this request. The request is to rezone 23.659 acres from: A-1, Agricultural District to: Griffin Corridor District (West Gateway Use Zone 1); allocating 2.687 acres of commercial flexibility adjacent to Griffin Road.

At the May 13, 2003, Site Plan Committee meeting, Ms. Aitken made a motion, seconded by Councilmember Crowley, to approve subject to staff's recommendations and the following: 1) provide a flagstone footpath in a "dry set" on the east sides of both northern lakes; 2) make stabilized grass access paths for pedestrians to circumnavigate along the southern and western boundaries of the main lake; 3) that the balconies on the ten-unit buildings be functional; 4) embellish architectural features on the rear of the two office buildings so they look more like the fronts; and 5) attempt to negotiate one more time with the Broward County Department of Transportation and the property owner of the parcel in the middle of the development regarding traffic access on Griffin Road (Motion carried 3-1 with Chair Evans being opposed and Mr. Engel was absent).

Application Details

The applicant's SUBMISSION indicates the following:

1. *Site:* The applicant requests site plan approval for the 28.846 acres site, generally located on the east side of SW 70 Avenue (Viele Road), south of Griffin Road. The

proposal is for two (2) commercial structures, 162 multi-family condominiums, landscaping, and parking. The commercial structures are two (2) stories; one (1) of the buildings is mixed-use, and the other building is for office use only. Retail, general services, studio and personal services uses are not permitted, as the Griffin Corridor regulations only allow these uses on the first floor of a three (3) story building in the West Gateway Use Zone 1. The multi-family condominium component consists of nine (9) eight-unit buildings, and nine (9) ten-unit buildings. There are 36 two (2) bedroom units and 126 three (3) bedroom units. It is noted that the historic Viele family residence near the corner of SW 70 Avenue and Griffin Road is being moved to the Old Davie School site for preservation.

2. *Buildings:* The commercial structures are two (2) stories; one (1) of the buildings is mixed-use with retail on the first floor and office on the second floor, and the other building is for office use only. The architectural style is Florida Vernacular with a front porch, decorative railings, shutters, and a standing seam metal roof. The color scheme reflects a base color of dark pink, with light pink and white trim, and a gray roof. The applicant is requesting a waiver from the commercial setback and landscape requirements to allow the structures to be built 42' from the property line, with a 31' to 20' landscape buffer and 11' sidewalk adjacent to the structures.

The residential structures are two (2) stories also done in the Florida Vernacular architectural style, with scored stucco bands and drip edges, second floor balconies, and decorative shutters. The entrance to the buildings is via an alley system, with the front elevations facing a common green area. There are three (3) color schemes being proposed with all the structures having weathered wood blend asphalt shingles. Color scheme #1 reflects a first floor base color of beige, second floor base color of light beige, white trim and green accents. Color scheme #2 reflects a first floor base color of tan, second floor base color of cream, white trim and light green accents. Color scheme #3 reflects a first floor base color of gray, second floor base color of sage, white trim and bronze accents.

3. *Access and Parking:* The site plan shows no access to SW 70 Avenue. Access to commercial building #1 and to the residential portion of the development is via a 40' ingress/egress on to Griffin Road. Access to commercial building #2 and to the residential portion of the development is via a 20' ingress opening on Griffin Road. Provided are 97 parking spaces for the commercial structures. Each multi-family condominium unit has a one (1) car garage and there is a total of 430 (404 required) parking spaces being provided.
4. *Landscaping:* The site plan shows 13.7 acres (596,772 square feet) or 48% open space (40% required) for the overall site. The buffer along Griffin Road is shown to be planted with native materials in clusters as required by Griffin Corridor regulations. The perimeter buffers are shown to be planted with Gumbo Limbo, Royal Poinciana, Mahogany, Wild Tamarind, Green Buttonwood, Laurel Oak, and Ligustrum.

5. *Drainage:* The subject property lies within Central Broward Water Control District. Approval from this agency shall be obtained prior to issuance of any site development permit.
6. *Lighting:* All power lines along Griffin Road are required to be moved underground. The developer is responsible for installing street lights along Griffin Road to the Town's specifications. (*Land Development Code §12-32.313 Power Lines and Lighting*)

Significant Development Review Agency Comments

All agency comments have been satisfied.

Applicable Codes and Ordinances

The effective Code of Ordinances governing this project is the Town of Davie Land Development Code. In addition, the Griffin Corridor District allows for development standards to be flexible without requiring a variance petition when Town Council finds that the deviations are in the best interest of the Town.

Land Development Code §12-32.320. Master planning incentives and waivers.

"The Griffin Corridor District encompasses a wide variety of parcel sizes, locations, permitted uses and other existing conditions. Development standards may impose hardships in certain instances, or may not serve the intention of this district as well as an alternate standard. Recognizing this and intending to provide flexibility more commonly found in planned zoning districts, provisions governing signage, landscaping and the placement of buildings and open space can be modified by virtue of site plan or master plan approval, as appropriate, without the need to apply for a variance, but only when the Town Council finds that such deviations from the requirements of this District are consistent with the intent of these regulations and in the best interest of the residents of Davie. The Town Council may also offer incentives in exchange for public amenities not typically provided by a given type of development, provided Council finds that the amenities obtained and the incentives provided are consistent with the intent of these regulations and in the public interest."

Commercial Setbacks: Minimum of 30' and maximum of 40' from the edge of right-of-way, with a 40' or 30' landscape buffer and 10' sidewalk adjacent to the structure; or a build to line of 50' from the edge of right-of-way, incorporating a 20' landscape buffer abutting Griffin Road Right-of-Way, a one-way front drive, parallel parking and a 10' sidewalk.

Comprehensive Plan Considerations

Planning Area: The subject property falls within Planning Area 9. This Planning Area is south of Griffin Road, generally north of Stirling Road, east of SW 76 Avenue and west of the Florida Turnpike. This area is predominantly agricultural in nature with scattered low-density single-family residential development. Low profile commercial development lines the Griffin Road, Davie Road, and Stirling Road corridors.

Broward County Land Use Plan: The subject site falls within Flexibility Zone 102. As of October 2002, there are 77.9 acres of commercial flexibility available in this Flexibility Zone. Platting and approval of a compatibility review, for the allocation of commercial flexibility, according to Policy 13.01.10 of the Broward County Land Use Plan is required.

Applicable Goals, Objectives & Policies: *Future Land Use Plan, Objective 2: Natural and Historic Resource Protection, Policy 2-1:* Historically significant sites, as identified on the National Register of Historic Places, by the Florida Department of State's Division of Historical Resources, or by the Davie Town Council, shall be protected from significant alteration or demolition under the provisions of adopted land development regulations and applicable state and federal laws.

Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-1: Lands designated for non-residential use shall be located in a manner which facilitates development, but does not adversely impact existing and designated residential areas.

Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-3: Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

Future Land Use Plan, Objective 18: Mixed Use Development: The Town shall continue to maintain land development regulations that accommodate mixed-use projects, planned developments and other types of non-traditional developments to promote a diverse, imaginative and innovative living and working environment.

Staff Analysis/Findings of Fact

Staff finds that the site plan is in conformance with all applicable Codes, and Ordinances.

Staff Recommendation

Staff finds the subject application complete and suitable for transmittal to the Site Plan Committee and Town Council for further consideration. In addition, the following conditions shall be met prior to final site plan approval:

1. Provide a phasing plan which states that no certificate of occupancy for the last three (3) residential structures shall be issued until a building permit is issued for commercial buildings #1 and for #2, unless the property for commercial building #2 is donated to the Town of Davie.
2. Provide a fair share contribution to a fund to be established by the Town of Davie for future placement of the utility lines along Griffin Road underground.

Site Plan Committee Recommendation

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Town Council Action

Exhibits

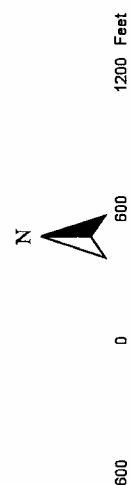
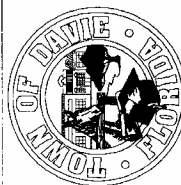
1. Site Plan
2. Future Land Use Map
3. Zoning and Aerial Map

Prepared by: C. H. G.

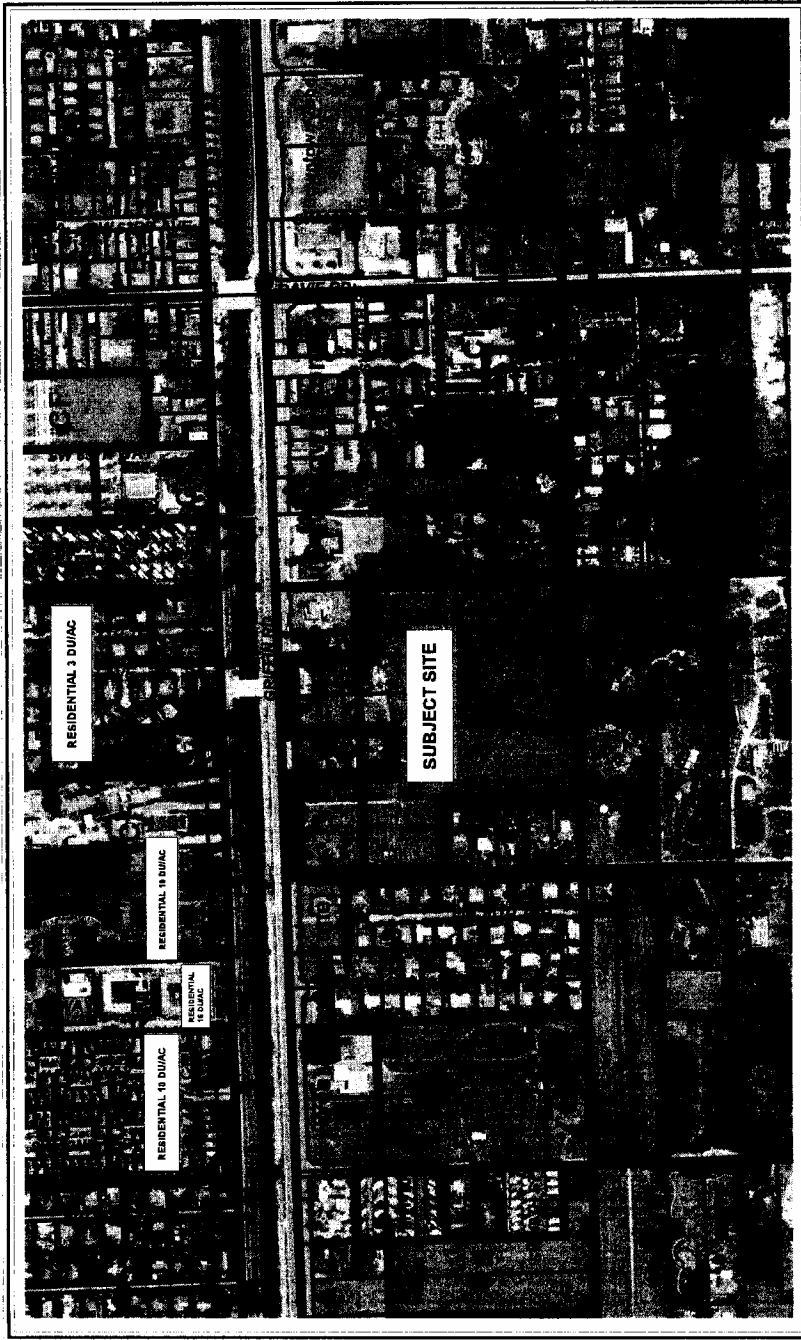
Reviewed by: MM



Prepared by: ID
Date Prepared: 3/17/03



Planning & Zoning Division - GLS



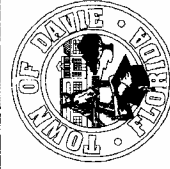
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SITE PLAN **SP 1-1-03** **Zoning and Aerial Map**

Prepared by: ID
Date Prepared: 3/17/03